



The Partner Connection

The Newsletter of DCA

January 2014

Join Our
Mailing List



Follow us on **twitter**



The Georgia Main Street Program is now on Facebook! Like us and see what's happening in downtowns from Blairsville to Brunswick.

Housing Finance and Development Director Laurel Hart: 2013 Southface Excellence Award Winner



NEWS AND EVENTS

Five Cities Join Georgia's Exceptional Main Streets (GEMS) Program

Bainbridge, Greensboro, Rome, Toccoa and Valdosta, all Georgia Main Street cities, will progress to the Georgia's Exceptional Main Street (GEMS) program. This pilot provides advanced technical assistance to proven leaders in downtown development.



"The selection of these cities for the GEMS program is a wonderful opportunity for them to build on their successes by taking a step to the next level of downtown development," said Commissioner Gretchen Corbin. "Our record of instituting innovation and best practices like this pilot program is a big reason Georgia has been a longtime leader in the national Main Street program."

These cities will work closely with the Office of Downtown Development over the next three years to meet specific community needs, making them more attractive for private investment and economic growth. They will focus on specific targeted projects to advance their programs in one of four core areas: organization, economic development, promotions and design.

"These pilot programs truly represent the gems of the Georgia Main Street Network," said Billy Peppers, Director of the Office of Downtown Development. "These communities have developed an approach to downtown development that encompasses the community as a whole. In these programs the local government, businesses, volunteers and citizens have all played a role in the downtown's success. This is something that we hope can be modeled for all of our programs across the state."

For more information, contact Billy Peppers at billy.peppers@dca.ga.gov.

New State Building Codes Effective January 1, 2014

L-R: Southface Board Chair Charles R. Whatley, Jr.; Laurel Hart and Southface Executive Director Dennis Creech

At its annual meeting and Winter Solstice Celebration, **Southface**, the Southeast's nonprofit leader in the promotion of sustainable homes, workplaces and communities, presented its 2013 Award of Excellence to Laurel Hart, Division Director of Housing Finance at Georgia Department of Community Affairs.

Through her leadership, Georgia has become a national leader in affordable housing that is energy-efficient, water-efficient and location-efficient. Affordable housing units are a significant percentage of the projects certifying in the **LEED for Homes** and **EarthCraft** programs and greatly influence market rate developers as well. Southface recognizes DCA and the builders and managers who produce **low income housing tax credit** projects for their important leadership.

2013 Low Income Housing Tax Credits Awarded

The Housing Finance Division announced the recipients of the 2013 **Low Income Housing Tax Credits** in December. These tax credits make possible the construction of affordable housing across Georgia for our elderly citizens, low-income families, and those with disabilities. The [funded project list](#) shows the statewide distribution of these 2,312 new housing units.



4.375%

Georgia Dream First Mortgage
FHA/VA/RD/Conventional Uninsured
with or without a
Georgia Dream Down Payment Loan

The [Georgia Dream website](#) provides complete

The Board of Directors of the Department of Community Affairs adopted six mandatory and one permissive State Minimum Standard Codes with Georgia State Amendments. These new codes became effective in the State of Georgia on January 1, 2014:

Mandatory codes - 2012 editions

- International Plumbing Code
- International Mechanical Code
- International Fuel Gas Code
- International Building Code
- International Residential Code
- International Fire Code

The permissive code - the 2012 International Swimming Pool and Spa Code must be specifically adopted by local jurisdictions in order to be enforced locally.

A list of the current code editions and state amendments are available on the [Construction Codes Program webpage](#).

For more information contact Ted Miltiades at ted.miltiades@dca.ga.gov.

UPCOMING DEADLINES, EVENTS, OPPORTUNITIES

Martin Luther King, Jr., Celebration at the Capitol: January 17

National Day of Service: January 20

The [Martin Luther King Jr. Advisory Council](#) is hosting the 29th Annual Martin Luther King, Jr. Holiday Tribute Friday, January 17 at 11:00 AM in the North Wing of the Georgia Capitol. Deborah Richardson, Executive President of the [National Center for Civil and Human Rights](#) will be the Mistress of Ceremonies, and Georgia Supreme Court Justice Robert Benham will provide the keynote address.

Monday, January 20, 2014 is the National Martin Luther King Jr. Day, and will be a day of service in many communities in Georgia and nationwide. From community gardening projects to bicycle repair workshops, volunteers all over Georgia will be making a difference in their communities to celebrate the legacy of Dr. King. You can log your community's service on the [Corporation for National and Community Service's United We Serve webpage](#) to join Americans from all walks of life to work together to provide solutions to community issues.

Leadership Day at the Capitol: February 24, 2014

information.



GEORGIAHOUSINGSEARCH.ORG

Georgia citizens need quick and easy access to affordable housing options and we can help! Whether you are searching by price, number of bedrooms, or even proximity to work, school or transportation, finding a home that meets your needs is easier with

GeorgiaHousingSearch.org - the key to linking tenants with landlords. We offer FREE property posting, bilingual assistance, and a toll-free number (877-428-8844) available to those without internet access.

Landlords can register in a five-minute process or work with DCA staff to register large-scale listings. For more information, please contact Ron Pounds at 404-327-6864 or ron.pounds@dca.ga.gov.

The 13th Annual Leadership Day at the Capitol is February 24 at the Georgia Freight Depot. Local community leadership programs and Georgia Academy graduates are encouraged to attend. This event is a collaborative effort of the Georgia 4-H program, the J.W. Fanning Institute for Leadership Development and the Georgia Academy for Economic Development, and is sponsored by the Georgia Department of Community Affairs and the Georgia Rural Development Council.



This event is free, but does require registration. Please register at <http://www.vinsoninstitute.org/leadership-day>.

Qualified Allocation Plan Applicants' Workshop: February 27, 2014

The **Qualified Allocation** Plan workshop is scheduled for Thursday, February 27, 2014; from 9:00 AM - 3:00 PM at the Cobb Galleria Centre.



The workshop will provide an overview of the requirements and criteria for applicants who intend to submit applications for Federal and State Low Income Housing Tax Credits and HOME loan funds during the 2014 Competitive Funding Round. This workshop will concentrate on 2014 scoring requirements.

Early registration fee is \$100 through January 31, 2013.

Register online through our website. For more information, contact Andria Williams at andria.williams@dca.ga.gov.

ECONOMIC DEVELOPMENT FINANCING

December Financial Awards

Region One

Development Authority of Polk County

- \$200,000 loan from OneGeorgia Equity fund
- Spurs \$2.3 million in public (non-DCA) investment
- Will assist in the construction of a 100,000 square foot speculative building



Equal Housing Opportunity

Region Seven

Development Authority of Jefferson County

- \$500,000 in OneGeorgia Equity grant funds
- Spurs \$11 million in private investment
- Creates 25 jobs
- Retains 50 jobs
- Assists with a 1,880 linear-foot, publicly-owned rail spur to serve the expansion of Battle Lumber Company, an international hardwood manufacturer located in the



For previous issues of **The Partner Connection**,
click on our logo or [HERE](#).

City of Wadley.

Jenkins County

- \$500,000 in CDBG Employment Incentive Program (EIP) funds
- Spurs \$70 million in private investment
- Spurs \$450,000 in public (non-DCA) investment
- Creates 40 jobs
- Assists with the construction of public rail spur improvements to serve Carbo Ceramics, Inc.'s new facility location.

This email is prepared and emailed by the Georgia Department of Community Affairs. If you wish to be removed from the email list, please be sure to click on the SafeUnsubscribe button below.

[Forward email](#)

[SafeUnsubscribe](#)



Georgia Department of Community Affairs | 60 Executive Park S., NE | Atlanta | GA | 30329